

**TWENTYNINE PALMS PLANNING COMMISSION  
CITY COUNCIL CHAMBER, 6136 ADOBE ROAD  
TWENTYNINE PALMS, CALIFORNIA  
TUESDAY, JUNE 5, 2007  
6:00 P.M.**

**AGENDA**

**1.0 CALL TO ORDER  
PLEDGE OF ALLEGIANCE  
ROLL CALL**

**2.0 SPECIAL ANNOUNCEMENTS** - This meeting will be televised on Cable TV Channel 6 Wednesday, June 6, 2007 at 7:00 p.m. and Sunday, June 17, 2007 at 1:00 p.m.

**3.0 CONSENT CALENDAR** – All matters listed on the Consent Calendar are to be considered routine by the Planning Commission and will be enacted by one motion in the form listed. Any item may be removed from the Consent Calendar and considered separately under item number 4.0 on the agenda. The public will be given an opportunity to comment on Consent Calendar items prior to Planning Commission action (roll call vote).

3.1 Approval of Minutes of the May 15, 2007 meeting

**4.0 ITEMS REMOVED FROM CONSENT CALENDAR FOR DISCUSSION OR SEPARATE ACTION**

**5.0 PUBLIC COMMENTS** – There will be a time limitation of three minutes per person. Please fill out name and address slips and give to the City Clerk.

5.1 This is the time for comments from the public on any subject within the Planning Commission's jurisdiction not on the agenda. Comments on agenda items will be taken when the item is considered. The Brown Act prohibits the Planning Commission from responding at length to questions on matters not on the agenda. Matters may, however, be referred to staff for scheduling on a future agenda.

**6.0 PUBLIC HEARINGS**

6.1 PC 06-95 -- Applicant Dennis Peterson, American Self Storage, representing adjacent landowners Robert W. Applegate and Samuel and Harriet Kodish, proposes a General Plan Amendment and Change of Zone from Single Family Residential (RS-4) to Service Commercial (CS) The project is located east of Desert Queen Avenue, south of Callie Todd Lane, west of Adobe Road and north of Samarkand Drive. APNs 0621-061-03, and 0621-061-11, TIN, R9E Section 20.

**RECOMMENDATION:** Conduct the Public Hearing, consider public comment, adopt the Negative Declaration, adopt Resolution No. 07-13 and recommend that the City Council approve the project.

6.2 PC 07-02 – Applicant Greg Bolinger of JGD Development proposes a General Plan Amendment and Change of Zone from RL-2.5 (Rural Living) to CG (General

Commercial), for a 2.89 acre parcel, APN# 0622-301- 13, which is located on the north-east corner of the intersection of Adobe Road and Valley Vista Road (PR-BH Mesquite Bosque and Dunes overlay), T1N, R9E, Section 4.

**RECOMMENDATION:** Conduct the Public Hearing, consider public comment, adopt the Mitigated Negative Declaration, adopt Resolution No. 07-14 and approve the General Plan Amendment for a Zone Change.

**7.0 NON-HEARING ITEMS** - None

**8.0 FUTURE AGENDA ITEMS** - This is the time for Planning Commissioners to place items on a future agenda.

**9.0 COMMISSION COMMENTS/ STAFF COMMENTS** – This is the time for comments from the Planning Commissioners on any subject.

- 9.1 Tour of Granite Construction mine site
- 9.2 Tour of Downtown area
- 9.3 Tour of Downtown Carpinteria

**10.0 STUDY SESSION** –

- 10.1 Clarification of the Service Commercial (CS) and Community Industrial (IC) zones regarding Auto Dismantlers, Motor Vehicle Storage, Auto Sales, Auto Parts and Auto Repair.
- 10.2 Planned Development Districts
- 10.3 Big Box Zone
- 10.4 Sign Code amendments
- 10.5 Garage regulations

**11.0 ADJOURNMENT**

It is the intention of the City of Twentynine Palms to comply with the American with Disabilities Act (ADA) in all respects. If you are a person with a disability who requires a disability-related modification or accommodation in order to participate in a meeting, including auxiliary aids or services, please request such modification or accommodation from the City Clerk at (760) 367-6799 (telephone) or (760) 367-4890 (facsimile). Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to the meeting. Please advise us at that time whether you will require accommodations to participate in meetings on a regular basis. Any person affected by any application on this agenda may submit their concerns in writing prior to the meeting or appear in person and be heard in support of or opposition to the proposal at the time the matter is considered. Staff reports, applications, and environmental documents may be reviewed at the office of Community Development, 6136 Adobe Road, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, except legal holidays. Telephone inquiries may be made to (760) 367-6799.

If you challenge any item on this agenda in court, you may be limited to raising only those issues that you or someone else raised at the public meeting described in this notice, or in written correspondence delivered to the City of Twentynine Palms at, or prior to, the public meeting.

This notice of Agenda is hereby certified to have been posted on or before 3 p.m., June 1, 2007.

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Jacqueline M. Lafond, Deputy City Clerk

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Time/Date